# MINUTES GREEN BAY PLAN COMMISSION

Monday, October 9, 2017 City Hall, Room 604 6:00 p.m.

\*\*For more detailed information regarding the meeting, please see the meeting video on our website at <a href="http://greenbaywi.gov/event/plan-commission-meeting-103/">http://greenbaywi.gov/event/plan-commission-meeting-103/</a> and follow the time stamp listed on each item.

**MEMBERS PRESENT:** Tim Gilbert – Chair, Sid Bremer – Vice-Chair, Ald. David Nennig, Lisa Hanson, Randall Petrouske and Jerry Wiezbiskie

**MEMBERS EXCUSED:** Jacob Miller

**OTHERS PRESENT**: Kevin Vonck, Stephanie Hummel, Lori Butch, Kevin Butch, Todd Olson, Joan Olson, Tom Saphner, John Van Rossum, Judy Manske, Randy Berndt, Jeff Mirkes, Brian Johnson, Leah Weycker and Greg Polacheck

### **APPROVAL OF MINUTES:**

Approval of the minutes from the September 25, 2017, Plan Commission meeting. (0:00:46)

A motion was made by J. Wiezbiskie and seconded by S. Bremer to approve the minutes from the September 25, 2017, Plan Commission meeting. Motion carried.

### **COMMUNICATIONS:**

1. Request by Ald. Chris Wery that due to a new (or revised) state law, ascertain what changes may be needed to the Short Term Rental ordinance. Recommendation: Refer to the Law Department. (0:00:58)

A motion was made by S. Bremer and seconded by Ald. D. Nennig to refer to the Law Department a Request by Ald. Chris Wery that due to a new (or revised) state law, ascertain what changes may be needed to the Short Term Rental ordinance.

K. Vonck stated this to make sure we are compliant with the new regulations.

Motion carried.

#### **OLD BUSINESS:**

#### **NEW BUSINESS:**

- 2. (OMA 17-03) Consideration with possible action on the request to amend Area Development Plan (ADP) 41, Crestwood Springs Court. (0:01:40)
- S. Hummel presented to Commissioners the staff report and recommendation to amend ADP 41, Crestwood Springs Court. She gave a brief explanation of the current ADP, proposing a culdu-sac and a bulb, versus the proposed ADP, showing the road extended through. She stated there have been questions and concerns from neighbors regarding property values, timeline for the development, traffic and the size of the lots. She went into detail regarding the type of lots,

zoning of the lots, the Comprehensive Plan, road connectivity, lot configurations and additional neighborhood concerns. Staff is recommending approval of the request. She stated there are neighbors here to speak, as well as the applicant.

A conversation then ensued between Commissioners and staff. Information discussed included the number of lots if there is a straight through street or cul-du-sac and advantages of the connectivity.

A motion was made by L. Hanson and seconded by Ald. D. Nennig to open the floor for public comments. Motion approved.

Lori and Kevin Butch – 2055 Candle Way: L. Butch stated she does like the cul-du-sac model better and that her main concern is the number of lots in the subdivision with either a cul-du-sac or straight through street. S. Hummel addressed her concerns.

Todd Olson – 2064 Crestwood Springs Drive: T. Olson's main concern is property value of the homes and what the pricing will be on the new single-family homes. S. Hummel and K. Vonck addressed his concerns.

Tom Saphner – 2051 Crestwood Springs Drive: T. Saphner wanted to know when construction would begin. T. Gilbert and S. Hummel both stated that the plat will be finalized in approximately 60 days and then it would be up to the developer to complete the project.

John Van Rossum – 2086 Crestwood Springs Drive: J. Van Rossum questioned how soon the roads would be constructed. S. Hummel again stated it would depend on how fast the lots would be sold and that the roads have to be built in order for the lots to be built on. A conversation continued between J. Van Rossum and S. Hummel regarding the development of the subdivision, street connectivity and the definition of "outlot".

Judy Manske – 2718 Parkwood Drive: Did not wish to speak.

Joel Ehrfurth – Mach IV Engineering: J. Ehrfurth stated he is representing the developer for this project. He presented the following information to Commissioners: the total number of lots, street connectivity, safety issues, traffic flow, timeline/procedures of the project (possibly starting road construction in the spring and selling the lots in late summer or early fall).

A discussion ensued between Commissioners and the J. Ehrfurth. Information included the construction, value of the homes and zoning.

Randy Berndt – 2085 Crestwood Springs Drive: R. Berndt stated his concerns are regarding erosion control. These issues were addressed by J. Ehrfurth and K. Vonck.

Joan Olson – 2064 Crestwood Springs Drive: J. Olson expressed her concerns regarding the pine trees and asked if they were all going to be cut down. T. Gilbert stated they will cut the trees down where the road will be going through.

T. Gilbert returned the meeting back to regular order of business.

A motion was made by J. Wiezbiskie and seconded by S. Bremer to amend Area Development Plan (ADP) 41, Crestwood Springs Court. Motion carried.

- 3. (PP 17-03) Consideration with possible action on the request of Downtown Green Bay, Inc. for approval of their 2018 Business Improvement District Operating Plan. (Ald. R. Scannell, District) (0:40:30)
- S. Hummel gave a brief introduction regarding the yearly Business Improvement District approval process. She informed Commissioners that representatives from the BID's will present their 2018 Operating Plan. (0:25:55)

Jeff Mirkes – Downtown Green Bay, Inc.: J. Mirkes presented to Commissioners the 2018 Business Improvement District Operating Plan. Items included their focus areas, residential development, downtown revitalization, no change in BID assessment rates, and BID Revenue.

A motion was made J. Wiezbiskie and seconded by Ald. D. Nennig to approve the 2018 Business Improvement District Operating Plan for Downtown Green Bay, Inc. Motion carried.

4. (PP 17-04) Consideration with possible action on the request of Olde Main Street, Inc. for approval of their 2018 Business Improvement District Operating Plan. (Ald. D. Nennig, District 5, and R. Scannell, District 7) (0:27:16)

Jeff Mirkes – Olde Main Street, Inc.: J. Mirkes presented to Commissioners the 2018 Business Improvement District Operating Plan. Items discussed included the limited property growth, assessment changes, Whitney Park activities/events, corporate and residential development, redevelopment of existing businesses, BID revenues, partnership with DGBI, Stadium District funds, marketing, and addition of staff.

A conversation ensued between J. Mirkes and Commissioners. Information discussed included budget details for Olde Main and Downtown Green Bay, Charities funding category and program fees. J. Mirkes did explain the differences between Olde Main Street and DGBI operating BIDs to Commissioners

A motion was made by S. Bremer and seconded by L. Hanson to approve the 2018 Business Improvement District Operating Plan for Olde Main Street, Inc. Motion carried.

5. (PP 17-05) Consideration with possible action on the request of On Broadway, Inc. for approval of their 2018 Business Improvement District Operating Plan. (Ald. G. Zima, District 9 and R. Scannell, District 7) (0:46:39)

Brian Johnson – On Broadway Executive Director: B. Johnson presented to Commissioners the 2018 Business Improvement District Operating Plan. Items discussed included their "Love Here Live Here" campaign, current and new events, budget costs, marketing initiatives, increasing of staff, current/future development, strategic planning, a grant for streetscape design and new businesses.

A motion was made by Ald. D. Nennig and seconded by J. Wiezbiskie to approve the 2018 Business Improvement District Operating Plan for On Broadway, Inc. Motion carried.

 (PP 17-06) Consideration with possible action on the request of Military Avenue Business Association for approval of their 2018 Business Improvement District Operating Plan. (Ald. C. Wery, District 8, Ald. M. Steuer, District 10 and Ald. J. Vander Leest, District 11) (0:57:06) Leah Weycker – Military Avenue Executive Director: L. Weycker presented to Commissioners the 2018 Business Improvement District Operating Plan. A power point presentation was handed out to Commissioners and went through in detail. Information included the history of the Military Avenue Business Association (MABA), issues in the area, accomplishments, examples of new/future development and redevelopment, BID dollars, no changes to assessments or boundaries and financial and audit information.

A discussion ensued between Commissioners, L. Weycker, regarding Military Avenue's past present and future.

A motion was made by J. Wiezbiskie and seconded by Ald. D. Nennig to approve the 2018 Business Improvement District Operating Plan for Military Avenue Business Association.

Greg Polacheck – Military Avenue Board President: G. Polacheck talked briefly regarding property valuations for Military Avenue.

Motion carried.

#### **INFORMATIONAL:**

## OTHER:

Director's Update on Council Actions. (1:14:04)

K. Vonck reported the following actions from the October 3, 2017 Common Council meeting:

## Received and Placed on File:

The Report of the Plan Commission was approved and placed on file. He went through the items that were on the report.

### **Resolutions Approved:**

A CUP 308 S. Quincy Street.

# **Ordinances Approved:**

• The rezoning of 2996 Finger Road from Low Density Residential (R1) District to Neighborhood Center (NC) District.

## **SUBMITTED PETITIONS: (for informational purposes only)**

A motion was made by L. Hanson and seconded by J. Wiezbiskie to adjourn. Motion carried.

Meeting adjourned at 7:15 p.m.